

**PARCEL C, NORTH ROUTT PRESCHOOL
SUBDIVISION EXEMPTION
PLANNED UNIT DEVELOPMENT**

**LOCATED IN THE E $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 85
WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO**

NOTES:

- 1) AN EXISTING CONDITIONS PLAN OF PARCEL C, NORTH ROUTT PRESCHOOL SUBDIVISION EXEMPTION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT RECEPTION NO. 643363, COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED JUNE 19, 2020 AND FEBRUARY 2, 2021.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT NORTH ROUTT PRESCHOOL.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 54173 COUNTY ROAD 129, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AND USED AS SHOWN HEREON.

CLARK STORE MAP
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX

- C1 COVER PAGE AND EXISTING CONDITIONS PLAN
C2 PUD PLAN
C3 PUD PLAN - SOUTHERN HALF
C4 SITE DETAIL
C5 SITE AND LANDSCAPE OVERLAY
C6 LANDSCAPE PLAN

PROJECT CONTACT LIST

PROJECT OWNER
ENTELO CORPORATION
PO BOX 822
CLARK, CO 80428-0822

CIVIL ENGINEER / LAND SURVEYOR

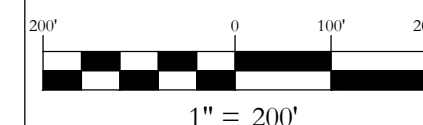
FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
S. LINCOLN AVE, #440
PO BOX 775966 STEAMBOAT SPRINGS, CO 80477

OFFICE: (970) 871-6772
CELL: (970) 819-1161
EMAIL: WALTERM@FOURPOINTSSE.COM

PARCEL C, NORTH ROUTT
PRESCHOOL SUBDIVISION EXEMPTION

54173 COUNTY ROAD 129
CLARK, CO 80428

Horizontal Scale



Contour Interval = 2 ft

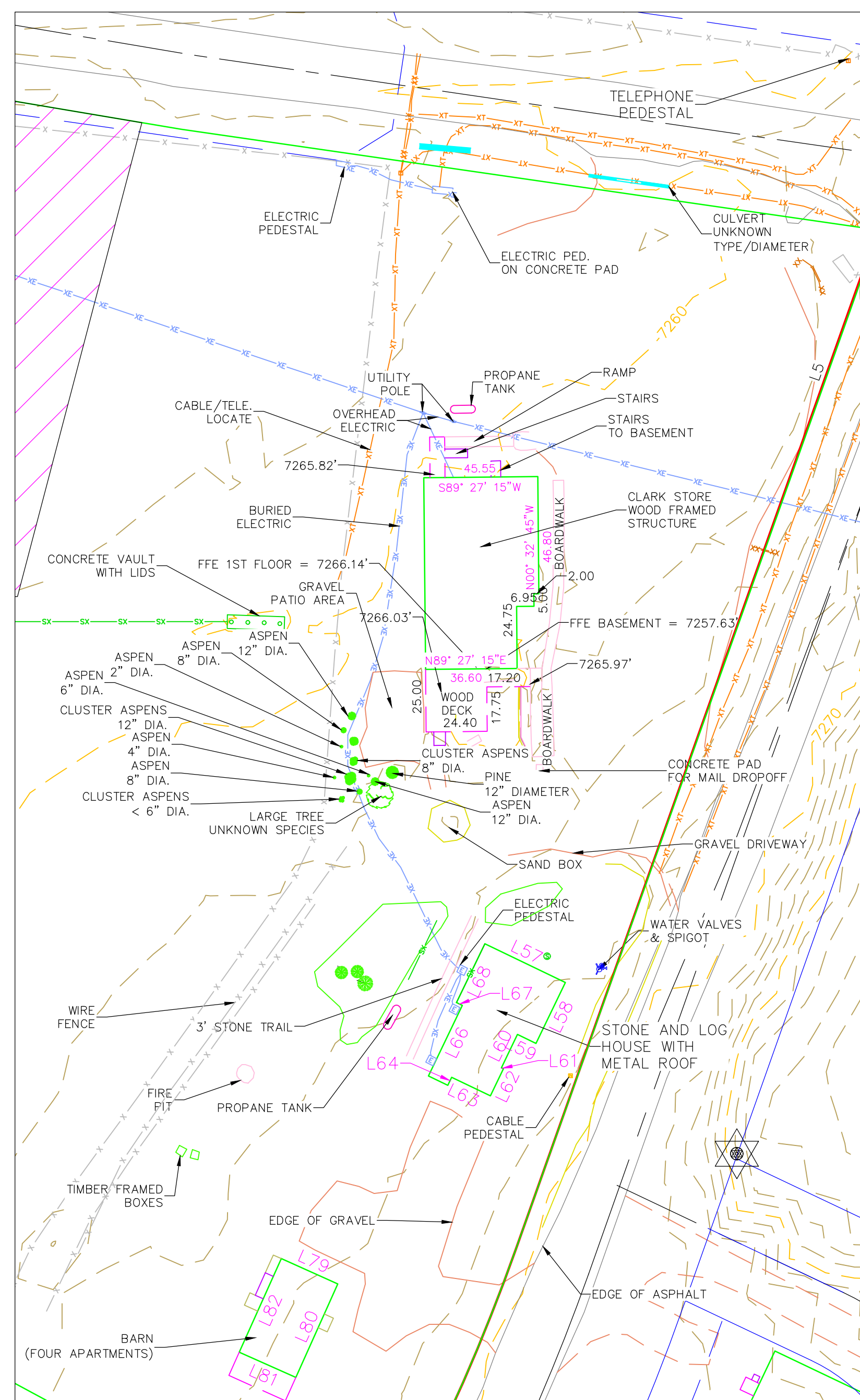
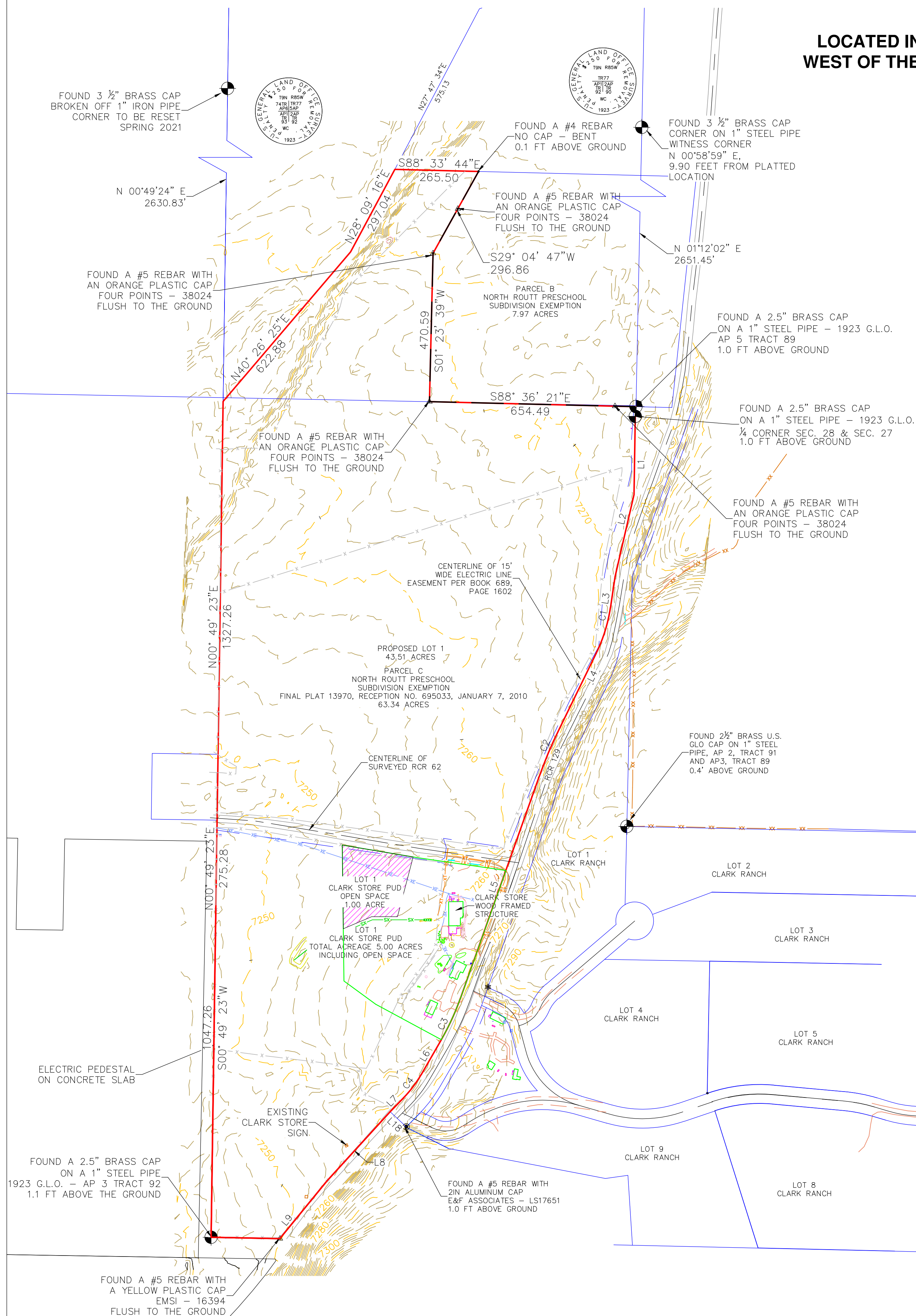
DATE: 9-20-2022
JOB #: 2025-002
DRAWN BY: CFB
DESIGN BY:
REVIEW BY:
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

AWING:

**COVER PAGE AND
EXISTING
CONDITIONS PLAN**

SHEET #

C1


















Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	149.54	487.27	17.58	N17° 14' 29"E	148.95
C2	173.22	1526.90	6.50	S22° 46' 59"W	173.13
C3	144.08	786.22	10.50	N24° 46' 58"E	143.88
C4	92.07	372.38	14.17	N37° 06' 58"E	91.84

Houses Line Table		
Line #	Length	Direction
L1	248.14	S0° 56' 35"W
L2	266.86	S12° 58' 11"W
L3	100.00	S8° 26' 59"W
L4	267.00	S26° 01' 59"W
L5	740.00	S19° 31' 59"W
L6	127.00	S30° 01' 59"W
L7	61.89	S44° 11' 59"W
L8	297.25	S42° 23' 33"W
L9	235.80	S39° 13' 58"W
L18	69.77	N47° 04' 48"W

Houses Line Table		
Line #	Length	Direction
L57	35.65	S64° 17' 27"E
L58	27.00	S25° 42' 33"W
L59	8.20	N64° 17' 27"W
L60	14.80	S25° 42' 33"W
L61	9.00	S64° 17' 27"E
L62	12.00	S25° 42' 33"W
L63	17.15	N64° 17' 27"W
L64	3.55	S25° 42' 33"W
L66	31.25	N25° 42' 33"E
L67	1.60	N64° 17' 27"W
L68	26.10	N25° 42' 33"E
L79	24.70	S65° 51' 10"E
L80	40.95	S24° 08' 50"W
L81	24.70	N65° 51' 10"W
L82	40.95	N24° 08' 50"E

LEGEND

	PROPERTY BOUNDARY
	MEASURED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING TEMPORARY STRUCTURES